



PLANNING AND ZONING COMMISSION COMMUNICATION

May 6, 2014

SUBJECT: Consider Approval of Preliminary Plat

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-03-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat changing 4.9914 acres of land located in the William G. Matthews Survey, Abstract 1052, at the northeast corner of S. Main Street and S. Pipeline Road to the Silver Crest Addition.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Mike Nawar, representing Silver Bay Group

Location / Zoning: 4.9914 acres located at northeast corner of S. Main Street and S. Pipeline Road. The property is currently zoned Planned Development (PD) allowing single family detached dwelling residential.

Project Description: The applicant proposes to preliminary plat the 4.9914 acres for twenty-five (25) single family detached dwelling units. The Planning and Zoning Commission held a public hearing on April 1, 2014 and recommended approval of the Planned Development (PD) Zoning. The City Council approved the PD on April 8, 2014.

The plat indicates the setback distances and the modification of lots to further accommodate the Atmos Gas Pipeline easement as required by the conditions of the Planned Development zoning ordinance. The open space lots and masonry wall along the subdivision will be maintained by a home owner's association.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

SUPPORTING DOCUMENTS:

- Application
- Exhibit
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner